



EXHIBIT "A" (Parcel 3)

SURVEY PLAT OF AN ELECTRIC EASEMENT COMPRISED OF TWO (2) STRIPS OF LAND HAVING AREAS OF 0.947 ACRES (41238 SQUARE FEET OF LAND) AND AN AREA OF 0.832 ACRES (36251 SQUARE FEET OF LAND) FOR A TOTAL COMBINED AREA OF 1.779 ACRES (77489 SQUARE FEET OF LAND) IN JAMES GILLELAND SURVEY NUMBER 13, ABSTRACT NUMBER 12, IN TRAVIS COUNTY, TEXAS, SAID STRIPS OF LAND CROSSING OVER A PORTION OF THAT CALLED 43.83 ACRE TRACT OF LAND DESCRIBED TO BEARD & BEARD INVESTMENTS, LP., IN THAT CERTAIN WARRANTY DEED WITH VENDOR'S LINE AS RECORDED IN DOCUMENT NUMBER 2007079955 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.947 ACRE ELECTRIC EASEMENT AND SAID 0.832 ACRE ELECTRIC EASEMENTS BEING SHOWN ON A PLAT LABELED EXHIBIT "B" ATTACHED HERETO AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

(First Strip: 0.947 Acre Electric Easement)

BEGINNING at a wood corner post found (Grid Coordinates of Y(N) 10074055.760, X(E) 3181753.250 Texas Central Zone 4203, NAD83) for the west corner of the herein described 0.947 acre electric easement, same being the east corner of that called 130.683 acre tract of land described to Fannie Ruth Salyer in those certain two Special Warranty Deed as recorded in Volume 13149, Page 383, of the Real Property Records of Travis County, Texas and recorded in Document Number 1999019515 of the Official Public Records of Travis County, Texas, same being the south corner of that called 247.156 acre tract of land described to Club Deal 120 Whisper Valley, Limited Partnership in that certain Special Warranty Deed as recorded in Document Number 2006152073 of the Official Public Records of Travis County, Texas, same being the north corner of that certain City of Austin electric and telephone line easement as recorded in Volume 3270, Page 2361, of the Deed Records of Travis County, Texas and a point on the northwest line of the said Beard & Beard 43.83 acre tract of land;

THENCE North 26°38'13" East, along the common dividing line of the said Whisper Valley 247.156 acre tract of land and the said Beard & Beard 43.83 acre tract of land a distance of 41.01 feet to a point for the north corner of the herein described 0.947 acre electric easement and from this point a six inch treated post found for an angle corner of the said Whisper Valley 247.156 acre tract and the said Beard & Beard 43.83 acre tract of land bears North 26°38'13" East, a distance of 44.46 feet;

THENCE crossing over the said Beard & Beard 43.83 acre tract of land the following (3) three courses:

- 1) South 62°02'19" East, a distance of 33.02 feet to a point for an interior angle corner of the herein described 0.947 acre electric easement;
- 2) North 29°55'14" East, a distance of 9.89 feet to a point for an exterior angle corner of the herein described 0.947 acre electric easement;

(SURVEY PLAT OF AN ELECTRIC EASEMENT COMPRISED OF TWO (2) STRIPS OF LAND HAVING A TOTAL COMBINED AREA OF 1.779 ACRES OR 77489 SQUARE FEET OF LAND IN JAMES GILLELAND SURVEY NUMBER 13, ABSTRACT NUMBER 12, IN TRAVIS COUNTY, TEXAS)

- 3) South $58^{\circ}16'52''$ East, a distance of 763.71 feet to a point for the east corner of the herein described 0.947 acre electric easement, same being a point on the common dividing line of the said Beard & Beard 43.83 acre tract of land and that called 21.05 acre tract of land described to Beard & Beard Investments, LP., in that certain Warranty Deed With Vendor's Lien as recorded in Document Number 2007104959 of the Official Public Records of Travis County, Texas and from this point a three-eighths inch iron rod found for the most westerly north corner of the said Beard & Beard 21.05 acre tract of land, same being a interior angle corer of the said Beard & Beard 43.83 acre tract of land bears North $25^{\circ}09'23''$ East, a distance of 227.23 feet;

THENCE South $25^{\circ}09'23''$ West, along the common dividing line of the said Beard & Beard 43.83 acre tract of land and the said Beard & Beard 21.05 acre tract of land a distance of 0.34 feet to a one-half inch iron rod found for an interior angle corner of the herein described 0.947 acre electric easement, same being an angle corner of the said two Beard & Beard tracts of land;

THENCE South $24^{\circ}18'25''$ West, along the last said common dividing line a distance of 53.35 feet to a point for the south corner of the herein described 0.947 acre electric easement, same being the east corner of the said the City of Austin electric and telephone line easement and a point on the two Beard & Beard tracts of land, from this point a five-eighths inch iron rod found for an exterior angle corner of the said Beard & Beard 43.83 acre tract of land, same being interior angle corner of the said Beard & Beard 21.05 acre tract of land bears South $24^{\circ}18'25''$ West, a distance of 28.87 feet;

THENCE coincidence with the northeast line of the said City of Austin electric and telephone line easement and crossing over the said Beard & Beard 43.83 acre tract of land the following two (2) courses:

- 1) North $58^{\circ}06'46''$ West, a distance of 770.59 feet to a point for an interior angle corner of the herein described 0.947 acre electric easement, same being an exterior angle corner of the said City of Austin electric and telephone line easement;
- 2) North $62^{\circ}02'19''$ West, a distance of 29.10 feet to the **POINT OF BEGINNING** and containing 0.947 acres (41238 square feet) of land more or less.

(Second Strip: 0.832 Acre Electric Easement)

COMMENCING for reference at a wood corner post found (Grid Coordinates of Y(N) 10074055.760, X(E) 3181753.250 Texas Central Zone 4203, NAD83) for the west corner of the First Strip described herein 0.947 acre electric easement, same being the east corner of that called 130.683 acre tract of land described to Fannie Ruth Salyer in those certain two Special Warranty Deed as recorded in Volume 13149, Page 383, of the Real Property Records of Travis County, Texas and recorded in Document Number 1999019515 of the Official Public Records of Travis County, Texas, same being the south corner of that called 247.156 acre tract of land described to Club Deal 120 Whisper Valley, Limited Partnership in that certain Special Warranty Deed as recorded in Document Number 2006152073 of the Official Public Records of Travis County, Texas, same being the north corner of that certain City of Austin electric and telephone line

(SURVEY PLAT OF AN ELECTRIC EASEMENT COMPRISED OF TWO (2) STRIPS OF LAND HAVING A TOTAL COMBINED AREA OF 1.779 ACRES OR 77489 SQUARE FEET OF LAND IN JAMES GILLELAND SURVEY NUMBER 13, ABSTRACT NUMBER 12, IN TRAVIS COUNTY, TEXAS)

easement as recorded in Volume 3270, Page 2361, of the Deed Records of Travis County, Texas and a point on the northwest line of the said Beard & Beard 43.83 acre tract of land;

THENCE South 25°48'58" West, along the common dividing line of the said Salyer 130.683 acre tract of land and the said Beard 43.83 acre tract of land, same being the northwest line of the said City of Austin electric and telephone line easement, a distance of 100.12 feet to a point for the north corner of and **POINT OF BEGINNING** of the herein described 0.832 acre electric easement, same being a point on the last said common dividing line and the west corner of the City of Austin electric and telephone line easement;

THENCE coincidence with the southwest line of the said City of Austin electric and telephone line easement and crossing over the said Beard & Beard 43.83 acre tract of land the following two (2) courses:

- 1) South 62°18'17" East, a distance of 21.63 feet to a point for an exterior angle corner of the herein described 0.832 acre electric easement, same being the interior angle corner of the said City of Austin electric and telephone line easement;
- 2) South 58°06'52" East, a distance of 775.23 feet to a point for the east corner of the herein described 0.832 acre electric easement, same being the south corner of the City of Austin electric and telephone line easement and a point on the common dividing line of the said two Beard & Beard tracts of land and from this point a five-eighths inch iron rod found for an exterior angle corner of the said Beard & Beard 43.83 acre tract of land, same being interior angle corner of the said Beard & Beard 21.05 acre tract of land bears North 28°41'55" East, a distance of 71.44 feet;

THENCE South 28°41'55" West, along the common dividing line of the said Beard & Beard 43.83 acre tract of land and the said Beard & Beard 21.05 acre tract of land a distance of 44.78 feet to a point for the south corner of the herein described 0.832 acre electric easement and a point on the last said common dividing line, from this point a T-Post found for an exterior angle corner of the said Beard & Beard 43.83 acre tract of land, same being an interior angle corner of the said Beard & Beard 21.05 acre tract of land bears South 28°41'55" West, a distance of 29.94 feet;

THENCE crossing over the said Beard & Beard 43.83 acre tract of land the following three (3) courses:

- 1) North 58°16'24" West, a distance of 774.26 feet to a calculated point for an exterior angle corner of the herein described 0.832 acre electric easement;
- 2) North 29°55'07" East, a distance of 9.94 feet to a calculated point for an interior angle corner of the herein described 0.832 acre electric easement;
- 3) North 62°02'19" West, a distance of 20.84 feet to a calculated point for the west corner of the herein described 0.832 acre electric easement, same being a point on the common dividing line of the said Beard & Beard 43.83 acre tract of land and the said Salyer 130.683 acre tract of land, from this point a one-half inch iron rod found for the west corner of the said Beard & Beard 43.83 acre tract of land bears South 25°48'58" West, a distance of 325.84 feet;

THENCE North 25°48'58" East, along the common dividing line of the said Beard & Beard 43.83 acre tract of land and the said Salyer 130.683 acre tract of land a distance of 36.98 feet to the **POINT OF BEGINNING** and containing 0.832 acres (36251 square feet) of land more or less.

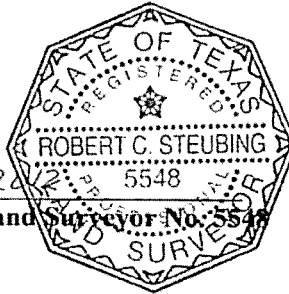
(SURVEY PLAT OF AN ELECTRIC EASEMENT COMPRISED OF TWO (2) STRIPS OF LAND HAVING A TOTAL COMBINED AREA OF 1.779 ACRES OR 77489 SQUARE FEET OF LAND IN JAMES GILLELAND SURVEY NUMBER 13, ABSTRACT NUMBER 12, IN TRAVIS COUNTY, TEXAS)

BASIS OF BEARINGS: GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD83.

I hereby certify that these field notes were prepared from an on the ground survey made under my supervision in May 2012.

Prepared By: AUSTIN ENERGY

Robert C. Steubing 05-10-2012
Robert C. Steubing Registered Professional Land Surveyor No. 5548



SKETCH OF AN ELECTRIC EASEMENT COMPRISED OF 0.947 ACRE (41238 SQ. FT.) AND A 0.832 ACRE (36251 SQ. FT.) TRACTS OF LAND IN THE JAMES GILLELAND SURVEY NUMBER 13, ABSTRACT NUMBER 12, TRAVIS COUNTY, TEXAS AND CROSSING OVER A PORTION OF THAT CALLED TRACT ONE: 43.83 ACRES DESCRIBED TO BEARD & BEARD INVESTMENTS, LP, AS RECORDED IN DOCUMENT NUMBER 2007079955 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

EXHIBIT "B"

JAMES GILLELAND SURVEY NO. 13 ABSTRACT NUMBER 12

NUM	BEARING	DISTANCE
L1	N26°38'13"E	41.01'
L2	N26°38'13"E	44.46'
L3	S62°02'19"E	33.02'
L4	N29°55'14"E	9.89'
L5	S25°09'23"W	0.34'
L6	S24°18'25"W	53.35'
L7	S24°18'25"W	28.87'
L8	N62°02'19"W	29.10'
L9	S25°48'58"E	100.12'
L10	S62°18'17"E	21.63'
L11	N28°41'55"E	71.44'
L12	S28°41'55"W	44.78'
L13	S28°41'55"W	28.94'
L14	N29°55'07"E	9.94'
L15	N62°02'19"W	20.84'
L16	N25°48'58"E	36.98'

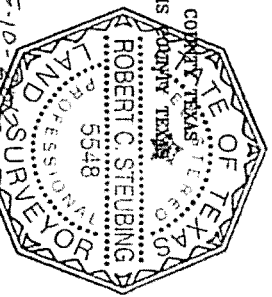
Club Deal 120 Whisper Valley, Limited Partnership
Special Warranty Deed
Document 2006162073 OPRTCT
Called 247.156 Acres

Beard & Beard Investments, LP
Warranty Deed With Vendor's Lien
Doc. 2007079955 OPRTCT
Called Tract One: 43.83 Acres

Fannie Ruth Salyer
Life Estate
Special Warranty Deeds
Vol 13149 Pg 363 RPRTCT
Document 1999019315 OPRTCT
A Remainder Of 130.683 Acres

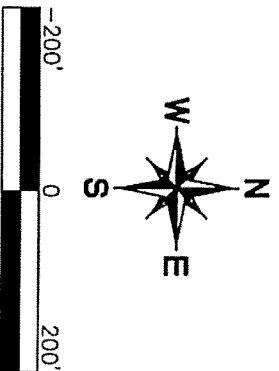
LEGEND

- 1/2" IRON ROD FOUND
- ◻ WOOD CORNER POST FOUND
- 5/8" IRON ROD FOUND
- ⊙ T-POST FOUND
- ◻ 3/8" IRON ROD FOUND
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- OPRTCT = OFFICE PUBLIC RECORDS TRAVIS COUNTY TEXAS
- RPRTCT = REAL PROPERTY RECORDS TRAVIS COUNTY TEXAS
- AS SURVEYED BY:
AUSTIN ENERGY



Sylvia G. Krueger
Deed Of Gift
12189/878 RPRTCT
Called 72.453 Acres

Beard & Beard Investments, LP
Warranty Deed With Vendor's Lien
Doc. 2007104959 OPRTCT
Called 21.05 Acres



ROBERT C. STEUBING, REGISTERED PROFESSIONAL LAND SURVEYOR No. 5548

BEARING BASIS: GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD83